BOOK 5558 PAGE 254

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

Gary W. Fox doing business as
Gary W. Fox Construction Company

TO

Roberta C. Tyne

For draftsman's use

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roberta C. Tyne (NAME)	Same (NAME)	Map 116-8-G
176 Charleston Park (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Par. 176
Nashville, Tenn. 37205 (CITY) (STATE) (P. O. ZIP)	Same (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

JAN 22 3 13 PM '80

REGISTER
DAVIDSON COUNTY, TENN.

F73316

MUST

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 178,500.00 Roberta C Tyne
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF January 1980.

Notary Public

MY COMMISSION EXPIRES: 6-22-81

(AFFIX SEAL)

For and in Consideration of the sum of TEN AND NO/100 ($10.00)

DOLLARS

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, GARY W. FOX, doing business as Gary W. Fox Construction Company,

have bargained and sold, and by these presents do transfer and convey unto the said ROBERTA C. TYNE, her

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain building site being Lot No. 176, as shown on the Plan of Sugartree, Phase III, which is of record in Book 5050, pages 67-71, Register's Office for Davidson County, Tennessee, to which specific reference is here made and together with an appurtenant, non-exclusive interest in the common and limited common areas as shown on said Plan and as provided in the Declaration of Covenants, Conditions and Restrictions referred to hereinbelow.

Form No. WD3a

Being the same property conveyed to Gary W. Fox Construction Company by deed from Richard D. Bird, Trustee, of record in Book 5390, page 812, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the Declaration of Covenants, Conditions and Restrictions of record in Book 4857, page 157, as supplemented and amended by instruments of record in Book 4874, page 463, Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, and Book 5152, page 401, said Register's Office, and by setback lines, easements, limitations and conditions as shown on the said Plan of record.

Elizabeth Byrn Fox, wife of the said Gary W. Fox, joins in the conveyance of this instrument for the purpose of releasing and conveying any rights which she might have in said property by reason of the marital status.

This is unimproved ( ) improved (X) property, known as 176 Charleston Park, Nashville, Tennessee 37205
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said ROBERTA C. TYNE, her heirs and assigns, forever.

And I do covenant with the said Roberta C. Tyne that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except by taxes for the year 1980, subject to which this conveyance is executed.

And I, Gary W. Fox, doing business as Gary W. Fox Construction Company, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Roberta C. Tyne, her heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 22nd day of January, 1980, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Gary W. Fox, doing business as Gary W. Fox Construction Company

Elizabeth Byrn Fox

Form No. WD3b

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STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Annie W. Smith, a Notary Public in and for said County and State, the within named Gary W. Fox, doing business as Gary W. Fox Construction Company, and wife, Elizabeth Byrn Fox,

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of January, 1980

Annie W. Smith, Notary Public

Commission Expires 6-2-81

STATE OF
County of

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

the bargainor ....., with whom I am personally acquainted, and who acknowledged that.....

executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ....., this.....

day of ....., 19.....

....., Notary Public

Commission Expires .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared .....,

with whom I am personally acquainted, and who, upon oath, acknowledged ..... self to be .....

.....of the .....,

the within named bargainor, a corporation, and that ....he as such .....,
being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ..... self as .....

Witness my hand and seal, at office in .....,

this .....day of ....., 19.....

....., Notary Public.

Commission expires .....

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

178500.00- CO
464.10 CO TX
.50 PRFEE
9.00 MOERD
CHECK 473.60-
B642A01/22/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 73316

IDENTIFICATION REFERENCE

JAN 22 3 13 PM '80

FELIX Z. WILSON, REGISTER
DAVIDSON CO., TENN.

No. 738110